



JOHN McADAMS, CHANCERY CLERK  
*Rebecca Green* D.C.

### SUPPLEMENTAL QUITCLAIM DEED

THIS INDENTURE made this 1<sup>st</sup> day of April 2010, between the UNITED STATES OF AMERICA, acting by and through the Secretary of Veterans Affairs, 810 Vermont Avenue, NW, Washington, DC 20420, hereinafter called the "GRANTOR," under and pursuant to the powers and authority contained in the provisions of The Emergency Supplemental Appropriations Act for Defense, The Global War on Terror, and Hurricane Recovery, 2006, Public Law 109-234, Sec. 2703, 120 STAT. 469, and Section 231 of Public Law 111-117 (the "Consolidated Appropriations Act, 2010"), Division E ("Military Construction and Veterans Affairs and Related Agencies and Appropriations Act, 2010"), Title II ("Department of Veterans Affairs"), and the City of Gulfport, Mississippi, hereinafter called the "GRANTEE."

### WITNESSETH

That the Grantor does hereby GRANT and QUITCLAIM unto the Grantee, its successors and assigns, without representation or warranty, express or implied, and without the reservation of any rights, title, and/or interests, except as otherwise provided for herein, all rights, title, and interest in and to the following described property and all improvements thereon, lying in the City of Gulfport, State of Mississippi, all as shown on:

Exhibit Composite A, Boundary Survey with Property Description and Legal Description; and

Exhibit B, Finding of Suitability for Transfer (FOST) – Includes: Table of Contents, References, Attachments 1 through 10.

TO HAVE AND TO HOLD the above described property and premises with all the privileges, improvements, and appurtenances thereunto belonging, unto the said Grantee, its successors and assigns, forever.

SUBJECT TO any and all existing reservations and easements, recorded and unrecorded, belonging to or in any manner appertaining to the described property for public highways, roads, railroads, pipelines, drainage, levee maintenance and floodage, sewer mains and lines and public utilities, if any.

It is a condition of this conveyance and a covenant running with the land that the Grantee and its survivors or its assigns and every successor in interest in this property hereby conveyed or any part thereof shall not, pursuant to 42 U.S.C. § 1982, discriminate upon the basis of race, color, or national origin in the use, occupancy, sale, or lease of the property, or in their employment practices conducted thereon. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the property hereby conveyed, and shall have the sole right to enforce this covenant in any court of competent jurisdiction. This covenant shall run with the land in perpetuity.

#### ACCESS FOR OTHER THAN ENVIRONMENTAL MATTERS

Pursuant to Public Law 109-234, Sec. 2703; and Public Law 110-161, Division I, Title II, Sec. 233, the owner or holder of the property herein conveyed shall provide GRANTOR, its employees, agents, contractors, and assigns unrestricted and unsupervised access for the purpose of the hurricane clean up and repairs authorized by such laws or statutes and shall allow unrestricted and unsupervised access to GRANTOR, its employees, agents, contractors, and assigns, to include the Federal Emergency Management Agency its employees, agents, contractors and assigns for the purpose of cleanup of the Federal Emergency Management Agency Housing site.

#### ENVIRONMENTAL MATTERS

A. Notice of Hazardous Substance Activity. Pursuant to Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA)( 42 U.S.C. 9620(h)(3)(A)(i), and based upon a complete search of agency files, the Department of Veterans Affairs gives notice that the Finding of Suitability for Transfer (FOST) attached as Exhibit B provides the following information: (1) the type and quantity of hazardous substances that were known to have been released or disposed of or stored for one year or more on the Property, (2) the time, where known, such storage, release or disposal took place, and (3) a description of remedial action taken or to be taken.

B. CERCLA Covenant. Grantor warrants that all remedial action necessary to protect human health and the environment has been taken before the date of this conveyance. Grantor warrants that it shall take any additional response action found to be necessary after the date of this conveyance regarding hazardous substances located on the Property on the date of this conveyance.

(1) This covenant shall not apply:

(a) in any case in which Grantee, its successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this conveyance; or

(b) to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the Grantee, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:

- (i) results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; or
- (ii) causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.

(2) In the event Grantee, its successor(s) or assign(s), seeks to have Grantor conduct or pay for any additional response action, and, as a condition precedent to Grantor incurring any additional clean up obligation or related expenses, the Grantee, its successor(s) or assign(s), shall provide Grantor at least 45 days written notice of such a claim and provide credible evidence that:

- (a) the associated contamination existed prior to the date of this conveyance; and
- (b) the need to conduct any additional response action or part thereof was not the result of any act or failure to act by the Grantee, its successor(s) or assign(s), or any party in possession.

C. Access. Grantor reserves a right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right of access to and use of available utilities at reasonable cost to Grantor. These rights shall be exercisable in any case in which a remedial action, response action or corrective action is found to be necessary after the date of this conveyance or in which access is necessary to carry out a remedial action, response action, or corrective action on adjoining property. Pursuant to this reservation the United States of America, and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, borings, data and records compilation and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including such activities, responses or remedial actions, shall be coordinated with the record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants. Any property, real or otherwise, which shall be altered, changed, damaged or destroyed in the course of any action taken by Grantor or on its behalf under the "Environmental Matters" provisions herein shall, unless agreed to in writing by the record title owner thereof, be returned to a similar

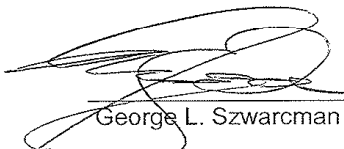
condition to that which existed immediately prior to the subject alteration(s), change(s), damage(s), and/or destruction

Pursuant to Section 231 of Public Law 110-329, Title II, Department of Veterans Affairs, which amended Section 2703 of the Emergency Supplemental Appropriations Act for Defense, the Global War on Terror, and Hurricane Recovery, 2006 (120 Stat. 469), as amended by Section 231 of Public Law 111-117 (the "Consolidated Appropriations Act, 2010"), Division E ("Military Construction and Veterans Affairs and Related Agencies Appropriations Act, 2010"), Title II ("Department of Veterans Affairs"), the Grantee agrees that this land shall be owned by the City of Gulfport or its urban renewal agency for no less than 50 years from the date of enactment of Public Law 110-329, or September 30, 2058. Grantor hereby acknowledges and agrees that the prior restriction or covenant that the land shall be owned only by the City of Gulfport for this same period of time is hereby canceled as the same was amended by Section 231 of Public Law 111-117 on December 16, 2009.

IN WITNESS WHEREOF, THE UNITED STATES OF AMERICA, by its Secretary of Veterans Affairs, has hereunto subscribed its name and affixed the seal of the Department of Veterans Affairs, the day and year first above written.

UNITED STATES OF AMERICA

[SEAL]

  
George L. Szwarcman

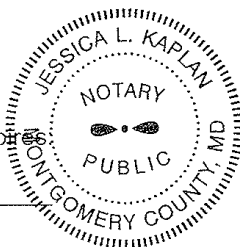
County of Montgomery ]  
] ]  
State of Maryland ]


On this 1st day of April, 2010, before me, a Notary Public in and for said State of Maryland, personally appeared to me, well known and known to me to be George Szwarcman, Chief, Real property Services, who has an office at 811 Vermont Avenue, NW, Washington, DC 20420, whose name is subscribed to the within instrument, and acknowledged that he executed the same as a voluntary act and deed of the United States of America, within the scope of his lawful authority.

[SEAL]

My commission expires:

7/9/12

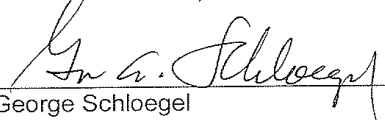


  
Notary Public  
State of Maryland

CERTIFICATION OF ACCEPTANCE

I, George Schloegel, certify that I am the Mayor of the City of Gulfport, Mississippi, named as the GRANTEE herein, and that, after having first been duly authorized by the Governing Authority for the City of Gulfport, Mississippi, I have hereby accepted this conveyance of the property described and shown in Exhibit "A" attached hereto with the conditions as expressly stated herein for and on behalf of the City of Gulfport, Mississippi.

CITY OF GULFPORT, MISSISSIPPI

BY:   
George Schloegel  
Mayor

City of Gulfport ]  
County of Harrison  
First Judicial District ]  
State of Mississippi ]

Personally appeared before me, the undersigned authority in and for the said County and State, on this 5th day of April 2010, within my jurisdiction, the within named George Schloegel, known to me to be the duly elected and acting Mayor of the City of Gulfport, Mississippi, whose office is at 2309 15<sup>th</sup> Street, Gulfport, Mississippi 39501, who acknowledged that he executed the above and foregoing instrument in such capacity and within the scope of his lawful authority for and on behalf of the City of Gulfport, Mississippi and after first having been duly authorized to do so.

[SEAL]

  
Notary Public  
State of Mississippi

My commission expires:  
My Commission Expires: March 10, 2013

GRANTOR ADDRESS:

Department of Veterans Affairs  
810 Vermont Avenue, NW  
Washington, DC 20420  
202-461-4951

GRANTEE ADDRESS:

City of Gulfport  
City Hall  
2309 15<sup>th</sup> Street  
Gulfport, Mississippi 39501  
228-868-5811

INDEXING INSTRUCTIONS:

Property bounded on the North by 6<sup>th</sup> Street, on the South by East Railroad Street, on the East by East Park Subdivision, and on the West by East Magnolia Grove Addition

DEED PREPARED BY:

Office of General Counsel  
Department of Veterans Affairs  
810 Vermont Avenue  
Washington, DC, 20420

RETURN COPIES OF DEED TO:

Office of General Counsel  
Department of Veterans Affairs  
810 Vermont Avenue  
Washington, DC 20420

City Attorney's Office  
City of Gulfport  
Post Office Box 1780  
Gulfport, Mississippi 39502

**EXHIBIT COMPOSITE "A"****CORRECTED LEGAL DESCRIPTION**

(as per Boundary Survey Completed by BFM Corporation, L.L.C./John S. Teegarden, P.L.S. on January 18, 2007, and revised on December 15, 2008)

COMMENCING FROM A 1" IRON ROD FOUND, BEGINNING THE POINT COMMON TO SECTIONS 35 & 36 TOWNSHIP 7 SOUTH, RANGE 11 WEST & SECTIONS 2 & 1 TOWNSHIP 8 SOUTH, RANGE 11 WEST, LOCATED WITHIN THE CITY OF GULFPORT, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 WEST; THENCE EAST, A DISTANCE OF 793.12', TO A POINT; THENCE SOUTH, A DISTANCE OF 1316.65', TO A 3" FENCE CORNER ON THE SOUTHERN MARGIN OF THE NOW C.S.X. TRANSPORTATION RAILROAD RIGHT OF WAY, A.K.A. LOUISVILLE AND NASHVILLE RAILROAD, SAID POINT BEING THE (P.O.B.) POINT OF BEGINNING; THENCE S00°18'17"W, A DISTANCE OF 1138.62', TO A (C.M.S.) CONCRETE MONUMENT SET, ON THE NORTHERN MARGIN OF U.S. HIGHWAY 90 MARGIN AND THE POINT OF A NON-TANGENT CURVE, TO THE LEFT, HAVING A RADIUS OF 1777.08', WITH A DELTA ANGLE OF 3°17'54", A CHORD BEARING OF S70°28'14"W AND A CHORD DISTANCE OF 102.29'; THENCE ALONG SAID CURVE AND NORTHERN MARGIN, AN ARC DISTANCE OF 102.30', TO A (C.M.S.) CONCRETE MONUMENT SET; THENCE S67°09'03"W, ALONG SAID MARGIN, A DISTANCE OF 1725.36', TO A 3" FENCE POST, ON THE EAST BOUNDARY OF GREENWOOD ADDITION TO GULFPORT, MISSISSIPPI, RECORDED ON DECEMBER 8, 1906 IN OLD PLAT BOOK 5, PAGE 190; THENCE N0°25'07"W, ALONG THE SAID EAST BOUNDARY OF GREENWOOD ADDITION, A DISTANCE OF 1337.51', TO A (C.M.S.) CONCRETE MONUMENT SET, ON THE SOUTHERN RIGHT OF WAY OF C.S.X. TRANSPORTATION RAILROAD, A.K.A. LOUISVILLE AND NASHVILLE RAILROAD; THENCE N73°28'01"E, A DISTANCE OF 1775.62', TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINING 48.06 ACRES, MORE OR LESS.

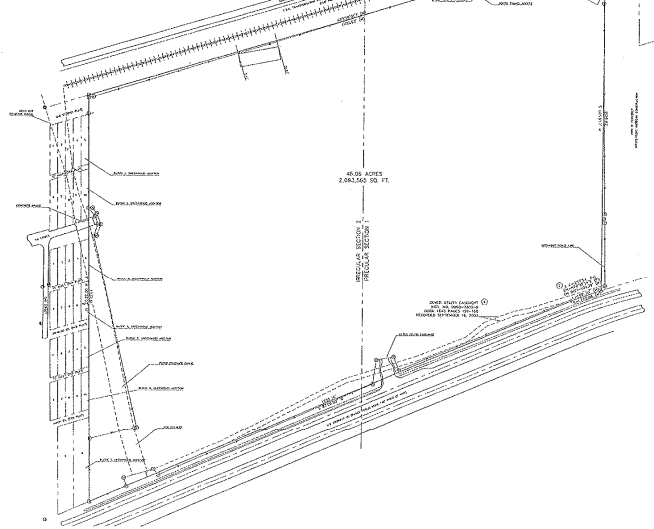


U.S.

INDEXING INSTRUCTIONS  
EAST, HALF OF SECTION 24, TOWNSHIP 2 N., RANGE 10 E., SOUTHERN DISTRICT, MISSOURI.  
CITY OF CLAYTON, MISSOURI.  
HARRISON COUNTY, MISSOURI.

GENERAL NOTES

1. THE PROPERTY IS BEING OFFERED TO THE PUBLIC BY THE CITY OF CLAYTON, MISSOURI, AND THE CITY OF CLAYTON, MISSOURI, IS THE PROPERTY OF THE CITY OF CLAYTON, MISSOURI.
2. THE PROPERTY IS BEING OFFERED TO THE PUBLIC BY THE CITY OF CLAYTON, MISSOURI, AND THE CITY OF CLAYTON, MISSOURI, IS THE PROPERTY OF THE CITY OF CLAYTON, MISSOURI.
3. THE PROPERTY IS BEING OFFERED TO THE PUBLIC BY THE CITY OF CLAYTON, MISSOURI, AND THE CITY OF CLAYTON, MISSOURI, IS THE PROPERTY OF THE CITY OF CLAYTON, MISSOURI.



NORTH BY C.P.S. OBSERVATION  
NAD 83 MISSISSIPPI EAST

LEGEND

- IRON ROD FIXED
- C.I.S. CONCRETE MONUMENT SET
- UTILITY POLE / OVERHEAD ELECTRIC
- ELECTRIC TELEPHONE CABLE TO
- FENCE
- FENCE CORNER

PROPERTY ACQUISITION, SECTION 24, TOWNSHIP 2 N., RANGE 10 E., SOUTHERN DISTRICT, MISSOURI. A. D. 1920. THE CITY OF CLAYTON, MISSOURI, HAS ACQUIRED THE PROPERTY OF THE CITY OF CLAYTON, MISSOURI, AND THE CITY OF CLAYTON, MISSOURI, IS THE PROPERTY OF THE CITY OF CLAYTON, MISSOURI.

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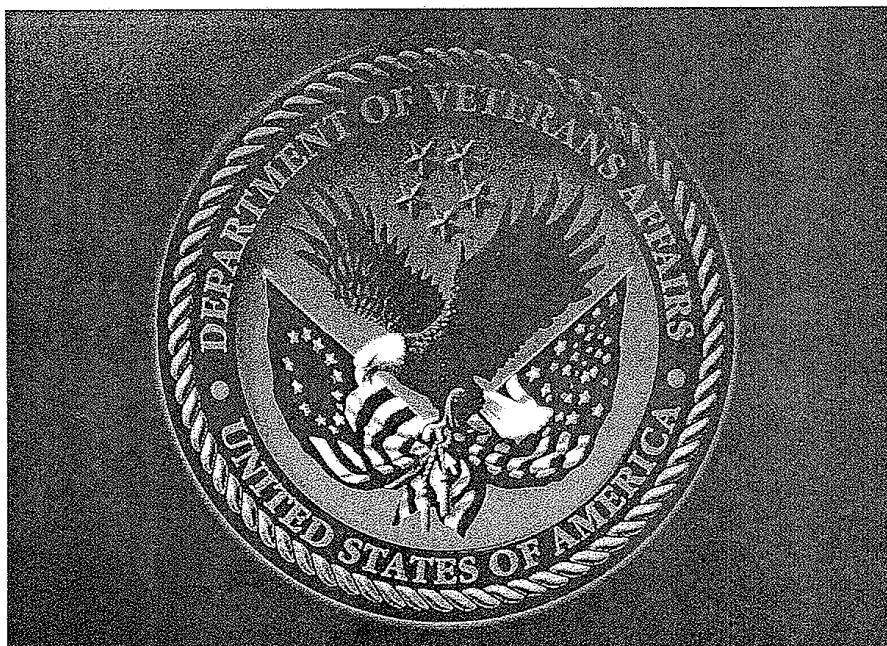
Official seal and signature area. Includes a circular seal with text and a signature. Below the signature is a table with columns for 'DATE', 'BY', and 'FOR'. The table contains several rows of data.



**FINAL REPORT  
FINDING OF SUITABILITY FOR TRANSFER (FOST)**

For the

**VETERANS AFFAIRS MEDICAL CENTER  
GULFPORT, MISSISSIPPI  
SOUTH PARCEL**



**February 26, 2009**

*Prepared for:*

**The United States Department of Veterans Affairs**



## TABLE OF CONTENTS

### EXECUTIVE SUMMARY

<b>1.0 INTRODUCTION .....</b>	<b>1</b>
<b>2.0 LOCATION AND LEGAL DESCRIPTION .....</b>	<b>2</b>
<b>3.0 BACKGROUND .....</b>	<b>3</b>
<b>4.0 CITY OF GULFPORT REUSE PLAN .....</b>	<b>6</b>
<b>5.0 ENVIRONMENTAL CONDITIONS .....</b>	<b>7</b>
5.1 Solid Waste .....	7
5.2 Underground and Aboveground Fuel Storage Tanks .....	7
5.3 Polychlorinated Biphenyls .....	9
5.3.1 Fluorescent Light Ballasts .....	9
5.3.2 Transformers .....	9
5.4 Asbestos .....	10
5.4.1 Building 1 ACM .....	10
5.4.2 Building 2 ACM .....	10
5.4.3 Building 3 ACM .....	11
5.4.4 Building 4 ACM .....	11
5.4.5 Building 5 ACM .....	12
5.4.6 Building 41 ACM .....	13
5.4.7 Building 57 .....	13
5.4.8 Building 62 .....	14
5.4.9 Building 63 .....	14
5.4.10 Building 64 .....	15
5.5 Lead Based Paint and Lead in Building Materials .....	16
5.5.1 Building #1, LBP and Lead in Building Materials .....	16
5.5.2 Building #2, LBP and Lead in Building Materials .....	17
5.5.3 Building #3, LBP and Lead in Building Materials .....	17
5.5.4 Building #4, LBP and Lead in Building Materials .....	18
5.5.5 Building #5, LBP and Lead in Building Materials .....	19
5.5.6 Building #41, LBP and Lead in Building Materials .....	19
5.5.7 Building #57, LBP and Lead in Building Materials .....	20
5.5.8 Building #62, LBP and Lead in Building Materials .....	20
5.5.9 Building #63, LBP and Lead in Building Materials .....	21
5.5.10 Building #64, LBP and Lead in Building Materials .....	22
5.5.11 Lead in Soil .....	22
<b>6.0 SOIL AND GROUNDWATER CONDITIONS .....</b>	<b>24</b>
6.1 Soil Conditions .....	24
6.2 Groundwater Conditions .....	25
<b>7.0 CONCLUSIONS .....</b>	<b>26</b>

## TABLES

TABLE ONE	ASBESTOS REMAINING, UPDATE SURVEY
TABLE TWO	LEAD BASED PAINT and LEAD IN BUILDING MATERIALS REMAINING, UPDATE SURVEY

## FIGURES

BUILDING 1	SOIL SAMPLE LOCATIONS
BUILDING 2	SOIL SAMPLE LOCATIONS
BUILDING 3	SOIL SAMPLE LOCATIONS
BUILDING 4	SOIL SAMPLE LOCATIONS
BUILDING 5	SOIL SAMPLE LOCATIONS
BUILDING 41	SOIL SAMPLE LOCATIONS
BUILDING 57	SOIL SAMPLE LOCATIONS
BUILDING 62	SOIL SAMPLE LOCATIONS
BUILDING 64	SOIL SAMPLE LOCATIONS

## ATTACHMENTS

ATTACHMENT 1	VA Gulfport Mississippi, Building Schedule Drawing
ATTACHMENT 2	Legal Description
ATTACHMENT 3	VA Electrical Utility Plan
ATTACHMENT 4	AMI Certificate of Final Inspection
ATTACHMENT 5	AMI Environmental, Lead Survey on Disc, Lead Survey Sheets
ATTACHMENT 6	Demolition Permits
ATTACHMENT 7	MDEQ Underground Storage Tank Closure Letter and Laboratory Analysis Summary Sheets
ATTACHMENT 8	OHC Environmental Engineering Soil and Groundwater Laboratory Analysis Summary Tables
ATTACHMENT 9	MDEQ Brownfield Target Remediation Goals
ATTACHMENT 10	OHC Soil and Groundwater Remediation Specifications

## EXECUTIVE SUMMARY

The Veterans Affairs Medical Center (VA) property located at 200 East Beach Boulevard, Gulfport, Harrison County, Mississippi is in the process of a transfer of the property from the United States Department of Veteran Affairs to the City of Gulfport, Mississippi. The property has approximately 86 acres in two (2) parcels separated by Railroad Avenue. This Finding of Suitability for Transfer (FOST) Final Report is for the south parcel, located south of Railroad Avenue and borders gulf coast U.S. Highway 90. This south parcel consists of approximately 43 acres. This Final FOST Report has been prepared based on the review of the references noted and an on-site review on October 31-November 3, 2008 by a PEMC Co., LLC environmental professional.

The future use of the property by the City of Gulfport has not been provided to the VA or its contractors. Therefore remediation levels were based on the Mississippi Department of Environmental Quality (MDEQ) Brownfields Target Remediation Goals for residential unrestricted use. The VA has commitments to conduct remediation activities prior to transfer. Upon completion of the VA commitments specified in this Final FOST Report, the facility south parcel will be suitable for transfer. The Final FOST Report can be prepared after all VA commitments are complete and documentation provided.

The FOST has been prepared for environmental considerations only. The FOST is not intended to address structural integrity of the buildings, the grading of the grounds, the underground utilities or aesthetic considerations of the buildings or grounds.

## 1.0 INTRODUCTION

The United States (U.S.) Department of Veteran Affairs has entered into an agreement to transfer the Veterans Affairs Facility in Gulfport, Mississippi (VA) to the City of Gulfport, Mississippi. The facility to be transferred comprises of two (2) parcels of property separated by East Railroad Street. This Finding of Suitability for Transfer (FOST) is for the south parcel. A drawing of the VA Gulfport, Mississippi, Pre-Hurricane Katrina Building Schedule is presented in Attachment 1. A limited number of these buildings will be transferred to the City of Gulfport.

The FOST is intended to identify environmental issues at the facility and address the remedial activities that have been conducted or are necessary to bring them to the established compliance levels. The environmental issues have been identified and summarized below for the buildings scheduled to be transferred. The demolished buildings have not been presented since the associated environmental issues have been removed with the building materials. The VA commits to the remediation or the mitigation of the environmental conditions identified. Mitigation will include complete remediation of the environmental condition to the most stringent action levels. The regulatory standards to be used include:

- Mississippi Department of Environmental Quality, Brownfields Target Remediation Goals (TRGs) for Unrestricted Residential Use for soil and groundwater contamination. The Brownfields TRGs have been included in Attachment 8.
- Mississippi Department of Environmental Quality Underground Storage Tank Regulations for petroleum product storage.
- U.S. Housing and Urban Development (HUD) standards for lead based paint and lead in soils around housing/buildings.
- NESHAP 40 CFR 61 Subpart M, Emissions standards for asbestos containing materials in buildings.

Deviations from mitigation of the environmental conditions identified to the above-referenced standards will be clearly expressed with this report. The environmental concerns for the buildings have been limited to the buildings to remain and be transferred to the City of Gulfport, Mississippi.

The FOST has been prepared for environmental concerns only. The FOST does not address structural integrity or condition, utility service condition, maintenance or aesthetic condition.

## 2.0 LOCATION AND LEGAL DESCRIPTION

The VA, Gulfport is located at 200 East Beach Boulevard (U.S. Highway 90), Gulfport, Harrison County, Mississippi, approximately three (3) miles east of U.S. Highway 49. The southern end of the main facility borders U.S. Highway 90 which is an east-west highway along the Gulf of Mexico coast line. The VA facility is split into two (2) parcels, a south parcel consisting of approximately 48.06 acres (the subject of this FOST Report), and a north parcel consisting of 37.9 acres (the FOST North Parcel Report has been previously submitted). This FOST is specifically for the environmental considerations of the south parcel.

The VA is located approximately 2.9 miles east of the center of the intersection of U.S. Highway 90 and Mississippi Highway 49. The facility south parcel is located north of East Beach Boulevard, and south of the Louisiana and Nashville (CSX) Railroad line which borders the south parcel northern property line. The entrances onto the south parcel include vehicle entrances off East Beach Boulevard, and from the north end off Railroad Street in the northeast section of the facility. One pedestrian tunnel entrance is located next to the north vehicle entrance. The tunnel runs under the railroad and Railroad Street and emerges at the VA north parcel.

The legal description of the south parcel is shown in Attachment 2.

### 3.0 BACKGROUND

The VA was originally occupied by the Mississippi Gulf Coast Exhibition and converted to a Naval Training Base in 1917. In 1919 the property was developed into a Veterans Hospital. The date of construction of each individual building is not known from the information reviewed.

The south parcel had 30 buildings/structures, an elevated water tank and pump station, the flag pole, an aboveground storage tank (AST), and underground storage tanks (USTs) at seven (7) locations prior to Hurricane Katrina. In the northeast corner of the property is a telecommunications building which is not owned by the VA and is not included in the facility buildings scheduled to be transferred. The VA buildings and corresponding building numbers are listed below:

BUILDING No.	BUILDING DESIGNATION
1	Medical Administration, Clinics & Psychiatric Wards
2	Kitchen, Dining, and Administration Offices, northern ½ of building has been removed.
3	Psychiatry Service Wards
4	Psychiatry Service Wards
5	Psychiatry Service Wards
6	Boiler Plant, Previously Abandoned and Building Destroyed
32	Engineering Shops, Building Destroyed
33	Engineering Shops and Office, Building Destroyed
37	Flag Pole
40	Buildings Management, Employee Locker Room, Building Destroyed
41	Psychiatry Service Wards
42	Security Police Office, Building Destroyed
43	3-Car Garage, Building Destroyed
44	4-Car Garage, Building Destroyed
45	Engineering Material Storage, Building Destroyed
49	Aboveground Fuel Storage Tank, Previously Removed
50	Engineering Equipment Storage, Building Destroyed
51-56	Staff Quarters, Buildings Destroyed
57	Psychiatry Service Wards
58	Pavilion, Structure Destroyed
59	Engineering Storage, Building Destroyed
60	Warehouse, Building Destroyed
61	Building Management Storage, Building Destroyed
62	Psychiatry Service Wards
63	Chapel
64	Mental Health O.P.C. & Administration Offices
76	Therapeutic Exercise Clinic, Building Destroyed
113	Building Management Storage, Building Destroyed

117	Vocational Rehabilitation Clinics, Building Destroyed
118	Elevated Water Tank
119	Special Activities Building, Building Destroyed
602	Greenhouse, Building Destroyed
664	Fuel Storage Tanks, previously abandoned, Removed

On August 29, 2005 Hurricane Katrina hit the Mississippi gulf coast. The coastal flooding reached storm surge heights of 25-28 feet above normal tide level based on the NOAA Coastal Services Center. As a result, most of the VA buildings and structures in place at the time were severely damaged and/or destroyed and subsequently removed.

As of the date of this report 10 buildings, the elevated water tower and the flag pole remain on the property. These remaining buildings scheduled for the facility transfer include; Buildings #1, #2-southern ½ only, #3, #4, #5, #41, #57, #62, #63, and #64.

The environmental conditions and concerns of the VA facility-south parcel have been identified by AMI Environmental (AMI) and OHC Environmental Engineering (OHC). AMI conducted the environmental assessment of the buildings for asbestos and lead based paint, and lead in soil around the buildings.

AMI conducted an initial survey of the buildings for asbestos containing material was conducted in October 2006, and summarized it in a report. The 2006 initial sampling results can be found on the disc in Attachment 4. Reinspection of the remaining buildings, which are scheduled for transfer, was conducted by AMI in April 2008.

AMI conducted an initial lead based paint and lead containing building materials in October 2006. The lead survey was summarized with the asbestos report and can be found on the disc in Attachment 4. Soil samples were collected around each of the remaining buildings and analyzed for lead in April 2008. The results were summarized in the AMI report dated August 1, 2008 and can be found in Attachment 5. Figures of the lead sampling points for each building have been provided.

OHC conducted a review of the site for hazardous materials, underground storage tanks, and other areas with potential contaminants of concern on the facility. A summary of the OHC findings was presented in the OHC Environmental Engineering "Interim Assessment Report" V.A. Medical Center, October 24, 2007. This report has been submitted and is on file with the VA. Subsequent soil and groundwater sampling events have been conducted by OHC. The OHC "Soil and Groundwater Sampling Report Parts I-IV" have been submitted and are on file with the VA. OHC has prepared remediation specifications to conduct the remediation of existing soil and groundwater contamination above the most stringent levels referenced above. The OHC laboratory analysis summary tables can be found in Attachment 8 and remediation specifications in Attachment 10.



OHC has contacted the MDEQ regarding the arsenic in soil and is preparing a statistical analysis assessment that the existing levels do not exceed background levels. This statistical analysis assessment will be submitted to the MDEQ for approval.

The underground storage tanks in place immediately before and after the Hurricane Katrina devastation have been removed by Mitigation Services, Inc. in August 2008. In August 2008, a UST Closure report was submitted to the MDEQ summarizing the required UST soil sampling results. The MDEQ has reviewed the sampling results and has provided a letter dated October 20, 2008 that the concentrations do not pose a current or potential threat to human health or the environment and no further action is required. The MDEQ UST response letter and the associated UST closure sheets and laboratory data sheets can be found in Attachment 7.

#### **4.0 CITY OF GULFPORT REUSE PLAN**

The City of Gulfport has not informed the VA about the plans for redevelopment of the facility.

The City of Gulfport is unable to define the redevelopment of the site, therefore the VA has assumed an Unrestricted Residential Reuse for the site unless specifically selecting another standard that are more stringent and as expressed in this report.

## 5.0 ENVIRONMENTAL CONDITIONS

### 5.1 Solid Waste

Solid waste issues were identified during the on-site observations for review of the facility readiness for transfer. No solid waste facility, dump sites, landfill areas or transfer areas were identified. Solid waste in the form of construction debris was being generated as the buildings are cleaned-out and stripped to the bare walls. This material is placed in roll-off bins and removed from the site as the bins are filled. No demolition waste material is scheduled to remain on site.

**VA Commitments:**

The VA has agreed to remove the demolition debris.

**Restrictions:**

There will be no restrictions from this environmental condition.

**Future Commitments:**

There are no future requirements as a result of this environmental condition.

### 5.2 Underground and Aboveground Fuel Storage Tanks

The VA had underground storage tanks (USTs) located at the northern end of the south parcel near Buildings #1, #6, south of #33, #41, #60, #62 and #63. One (1) aboveground storage tank (AST) was located at Structure #49. The USTs at Buildings #1, #6, #41, #60, #62, and #63 were associated with power and chiller systems and contained diesel fuels. The UST at building #60 and the UST south of building #33 contained gasoline. The AST structure #49 was used for bulk fuel storage. The AST at Structure #49 was removed prior to these transfer operations and Hurricane Katrina in 2005. The USTs have been removed in accordance with the Mississippi Department of Environmental Quality (MDEQ) regulations. The USTs and AST were taken out of service and removed as follows:

<u>BUILDING/STRUCTURE</u>	<u>OUT OF SERVICE</u>	<u>REMOVED</u>
#1	2005	8/6/08
#6 (4-tanks)	Unknown	1993
#41	2005	8/6/08
#60	Unknown	1993
#62	Unknown	1996
#63	2005	8/6/08
#49 AST	Unknown	Unknown

The USTs noted as out-of-service in 2005 were the only tanks in service immediately prior to the Hurricane Katrina devastation. As noted these USTs were removed on August 6, 2008.

Soil:

The soil samples from the underground storage tanks closure conducted in July 2008 were below the MDEQ action levels for diesel range organics (DROs) and polynuclear aromatic hydrocarbons (PAHs). The MDEQ Office of Pollution Control classified the sites as no further action required in a letter dated October 20, 2008. The MDEQ closure letter and laboratory analytical summary reports can be found in Attachment 7.

Soil samples collected at building #6 indicated impact by the petroleum hydrocarbons, and semi-volatile organic compounds (PAHs). These tanks had been removed in 1993, prior to Hurricane Katrina.

Groundwater:

OHC Environmental Engineers collected groundwater samples from monitoring wells at Building #1 and Building #41, and from a probe boring drilled at Building #6. Groundwater sample results indicated non-detect and below the MDEQ action levels from the monitoring well samples at Buildings #1 and #41 and the probe boring at Building #6.

VA Commitments:

The VA has removed the USTs that existed post-Hurricane Katrina. The area around building #6 requires remedial action of the soil due to the PAHs. The remediation of the soil will be over-excavation, removal and proper disposal into a licensed Subtitle D landfill of the contaminated soil, and replacement with clean fill. The over-excavation volume will be defined in the remediation specifications based the existing sampling information and the recent December 2008 sampling event.

The remediation will be completed to the unrestricted residential use standards of the MDEQ Brownfields TRGs for the polynuclear aromatic hydrocarbons (PAHs) chemicals of concern. The PAHs of concern include:

- Benzo (a) pyrene,
- Benzo (b) fluoranthene,
- Benzo (a) fluoranthene,
- Chrysene, and
- Dibenzo (a,h) anthracene.

The TRGs are found in Attachment 9.

Restrictions:

Restrictions as a result of this environmental condition will depend on the level of remedial action conducted. The City of Gulfport will be required to allow the VA to conduct the required investigation, sampling and remediation activities.

Future Commitments:

Once the initial VA commitments have been met, no additional commitment exists.

### 5.3 Polychlorinated Biphenyls

#### 5.3.1 Fluorescent Light Ballasts

All buildings remaining will have fluorescent lights removed as a part of the demolition/cleanup operations.

A PEMC Co. representative conducted a site reconnaissance of the remaining 10 buildings. Fluorescent lighting remained Building #41, eastern ½ of Building #2, and southern ½ of the second floor of Building #4.

VA Commitments:

Fluorescent lighting will be removed as a part of the demolition and cleanup. The condition will be abated prior to transfer.

Restrictions:

There are no restrictions as a result of this environmental condition.

Future Commitments:

No additional commitment exists.

#### 5.3.2 Transformers

Pad mounted transformers were at several locations of the VA south parcel. The main transformers were located at the southwest side of the property at the west property line along Coffee Creek, and near Building #6 and #61 at the northwest corner of the property. There were smaller pad mounted transformers at each building on the facility. All transformers have been removed. The pad mounted transformers locations are illustrated on the VA Electrical Utility Plan drawing presented in Attachment 3.

OHC Environmental Engineering conducted sampling of the soil and ground water in the area of the transformers near Buildings #6 and #61. The soil and ground water sample results indicated no detection of PCBs. The sampling procedures and analysis were reported in the OHC Environmental Engineering Report, *Soil and Groundwater Sampling Report – Part IV, June 2, 2008*.

VA Commitments:

There are no commitments prior to transfer from this environmental condition.

Restrictions:

There are no restrictions as a result of this environmental condition.

Future Commitments:

No additional commitment exists.

## 5.4 Asbestos

Asbestos containing materials (ACM) have been identified in most of the buildings that survived the destruction of Hurricane Katrina, 2005. The asbestos was abated as a prerequisite of the demolition permits for the buildings demolished and removed from the facility. The Demolition Permits can be found in Attachment 6. The following are the reviews of the asbestos containing materials for the buildings remaining and scheduled to be transferred to the City of Gulfport.

The initial ACM survey was conducted in October 2006, and additional samples collected through April 2008. The updated survey data has been summarized in the attached Table One "Asbestos Remaining Updated Survey". The table shows the ACM remaining in each building, and the ACM over 1% which would be abated. The ACM in the exterior skim coat of the buildings will not be removed if it is not an exposed friable ACM material. Attachment 4 contains the initial survey laboratory data on the disc, and the April 2008 survey data report.

The remediation of the ACM is conducted on any materials over 1% asbestos per the NESHAP concentration level. As each containment area has been abated, a visual survey is conducted by AMI and a certificate of final inspection for that containment area is prepared. The AMI Certificates of Final Inspections can be found in Attachment 4.

The following sections present the asbestos environmental condition by building.

### 5.4.1 Building #1 ACM

An initial asbestos survey was conducted in Building #1 by AMI in October 2006, prior to any interior demolition, and asbestos was found in limited building materials. The building has been abated and cleared, in accordance with the NESHAP regulations, for the asbestos environmental condition.

#### VA Commitments:

There are no VA commitments from this environmental condition in Building #1.

#### Restrictions:

There are no restrictions due to asbestos condition in Building #1.

#### Future Commitments:

No additional commitment exists.

### 5.4.2 Building #2 ACM

AMI Environmental conducted an initial asbestos survey was conducted in October 2006 and an updated survey April 2008 on selected materials in Building #2 which identified ACM in several materials. The majority of the ACM identified has been abated. The ACM remaining was identified in the window glazing. The abatement of the windows will be completed with the scheduled windows/roofing replacement.

The northern section of Building #2 was demolished and the debris removed from the site.

VA Commitments:

The VA commits to conduct asbestos abatement of the windows from Building #2. The certificates of final inspection for the ACM removed to date are included in Attachment 4. The certificate of final inspection will be provided when the identified windows have been abated.

Restrictions:

After completion of asbestos abatement, there are no restrictions as a result of an asbestos environmental condition in Building #2.

Future Commitments:

Once the initial VA commitment is met, no additional commitment exists.

#### **5.4.3 Building #3 ACM**

AMI conducted an initial asbestos survey in October 2006, and an updated survey was conducted in April 2008 on selected materials in Building #3, which identified ACM in several materials. The ACM identified with asbestos content above 1% has been abated, except for a tan and black textured paint and the roofing felt paper. The AMI Environmental Certificate of Final Inspection sheets are presented in Attachment 4.

A PEMC Co. representative conducted a visual review of the building on October 31, 2008, for the identified ACM, which appeared to have been abated. The roof was not accessed for review.

VA Commitments:

The VA commits to complete the abatement of the interior tan textured paint and the estimated 25,000 linear feet of roofing felt paper on Building #3. A final certificate of final inspection will be provided once the abatement has been completed.

Restrictions:

After completion of the VA commitments, there are no restrictions as a result of an asbestos environmental condition for Building #3.

Future Commitments:

After completion of the initial VA commitments, no additional commitment exists.

#### **5.4.4 Building #4 ACM**

AMI conducted an initial asbestos survey in October 2006 and an updated survey in April 2008 on selected materials in Building #4, and identified ACM in several building materials. The majority of the ACM identified has been abated. The remaining ACM above the 1% asbestos content includes the roofing flashing and exterior skim coat

stucco. The exterior skim coat has been covered by newer non-ACM layers of stucco and therefore will remain in place for the transfer of Building #4.

A PEMC Co. representative conducted a visual review of the building on floor 1 and the north half of floor 2 on November 2, 2008. The identified ACM materials were not observed in these areas. The south half of the 2<sup>nd</sup> floor was in containment and was not reviewed at the time of the walk-through. The roofing was not accessible at the time of the walk-through.

VA Commitments:

The VA commits to conduct asbestos abatement of the 1200 linear feet of roof flashing from Building #4. The VA will provide a certificate of final inspection once this abatement has been completed.

Restrictions:

The City of Gulfport is advised to document the existence of the ACM in the stucco material in the event of future renovation/demolition activities. The City of Gulfport should follow the appropriate rules and regulations when handling this material. After completion of asbestos abatement of the roof flashing, and the restriction of the stucco mentioned above, no other restrictions are known as a result of the asbestos environmental condition in Building #4.

Future Commitments:

Once the initial VA commitment is met, no additional commitment exists.

#### **5.4.5 Building #5 ACM**

AMI conducted an initial asbestos survey in October 2006 on selected materials in Building #5, and an updated survey was conducted in April 2008. The majority of the ACM in the building has been abated and certificates of final inspection provided in Attachment 4. The updated survey shows that the exterior roof-vent flashing containing over 1% asbestos.

A PEMC Co. representative conducted a visual review of the building on October 31, 2008 and observed the identified ACM in the building had been abated. The roof was not accessible for review.

VA Commitments:

The VA commits to conduct asbestos abatement of the 16,500 linear feet of roof-vent flashing from Building #5. The VA will provide a final certificate of final inspection once the abatement has been completed.

Restrictions:

After the completion of the removal of the roof-vent flashing, there are no known restrictions as a result of an asbestos environmental condition in Building #5.



Future Commitments:

Once the VA commitment is met, no additional commitment exists.

**5.4.6 Building #41 ACM**

AMI conducted an initial asbestos survey in October 2006, and an updated survey in April 2008 on selected materials in Building #41. The surveys identified ACM in building materials the ACM remaining. Abatement of ACM in Building #41 has not been completed. The ACM materials remaining include black floor tile mastic, the fire doors, and the exterior skim coat which has been covered by a newer stucco coating. The exterior skim coat has been covered by newer non-ACM layers of stucco and therefore will remain in place for the transfer of Building #41.

A PEMC Co. representative conducted a visual review of the Building #41 on November 2, 2008, and found identified ACM remained.

VA Commitments:

The VA commits to conduct asbestos abatement of the interior ACM in the floor tile mastic and the fire doors in Building #41. The VA will provide a certificate of final inspection once abatement has been completed.

Restrictions:

The City of Gulfport is advised to document the existence of the ACM in the stucco material in the event of future renovation/demolition activities. The City of Gulfport should follow the appropriate rules and regulations when handling this material. After completion of asbestos abatement of the floor tile mastic and fire door, and the restriction of the stucco mentioned above, no other restrictions are known as a result of the asbestos environmental condition in Building #41.

Future Commitments:

Once the initial VA commitment is met, no additional commitment exists.

**5.4.7 Building #57**

AMI conducted an initial asbestos survey in October 2006, and an updated survey in April 2008, on selected materials in Building #57. The ACM material from interior of the building has been removed. An older layer of exterior skim coat stucco contains ACM. The older exterior ACM containing skim coat has been covered by newer non-ACM layers of stucco and therefore will remain in place for the transfer of Building #57.

AMI conducted final inspections for the interior abatement. The AMI Certificates of Final Inspection are presented in Attachment 4.

A PEMC Co. representative conducted a visual review of the building on November 1, 2008 and found ACM abatement of the interior had been conducted. The ACM exterior skim coat did not appear to be removed.

VA Commitments:

There no VA commitments from this environmental condition in Building #57.

Restrictions:

The City of Gulfport is advised to document the existence of the ACM in the stucco material in the event of future renovation/demolition activities. The City of Gulfport should follow the appropriate rules and regulations when handling this material. Other than the above mentioned stucco restriction, there are no other restrictions from this environmental condition in Building #57.

Future Commitments:

No additional VA commitment exists.

**5.4.8 Building #62**

AMI conducted an initial asbestos survey in October 2006 and an updated survey in April 2008, and second updated survey in December 2008, on selected materials in Building #62 and identified ACM in the building. The ACM identified was predominantly on the exterior of the building, including roof flashing, and roof felt paper.

A PEMC Co. representative conducted a visual review of the building on November 1, 2008 and did not observe the identified ACM. Access to the roof was not available at the time of the review.

VA Commitments:

The VA commits to the abatement of ACM in Building #62. The VA will provide Certificates of Final Inspection for the abatement of these materials.

Restrictions:

After completion of asbestos abatement, there are no restrictions.

Future Commitments:

Once the initial VA commitment is met, no additional commitment exists.

**5.4.9 Building #63**

AMI conducted an initial asbestos survey in October 2006 and an updated survey in April 2008 on selected materials in Building #63. The ACM identified has been abated and removed from the building. AMI conducted a final inspection and the Certificate of Final Inspection sheet is presented in Attachment 4.

A PEMC Co. representative conducted a visual review of the building and found no identified ACM in the building. The building has been cleared to the concrete/block walls, flooring and the roofing timbers and trusses.

VA Commitments:

There are no commitments in Building #63 from this environmental condition.

Restrictions:

There are no restrictions as a result of an asbestos environmental condition.

Future Commitments:

No additional commitment exists.

**5.4.10 Building #64**

AMI conducted an initial asbestos survey in October 2006 and an updated survey in April 2008 on selected materials in Building #64. The identified ACM has been abated and removed from the building. AMI conducted final inspections and the Certificate of Final Inspection sheet is presented in Attachment 4.

A PEMC Co. representative conducted a visual review of the building and found no identified ACM in the building. The building has been cleared to the concrete/block walls, and flooring.

VA Commitments:

There are no commitments in Building #64 from this environmental condition.

Restrictions:

There are no restrictions as a result of an asbestos environmental condition.

Future Commitments:

No additional commitment exists.

## **5.5 Lead Based Paint and Lead in Building Materials**

Lead based paint (LBP) and lead in building materials has been identified in most of the buildings that survived the destruction of Hurricane Katrina, 2005. The following are the reviews of the LBP and lead in building materials for the buildings remaining and to be transferred to the City of Gulfport. The standard for classifying a material as a lead containing building material or lead based paint is specified by the Environmental Protection Agency (EPA) and U.S. Department of Housing and Urban Development (HUD) and the Mississippi Department of Environmental Quality which specify a concentration of 1.0 mg/cm<sup>2</sup> for residential properties using XRF analysis.

Much of the lead paint in the buildings has been removed as part of the cleanup and interior demolition process. All remaining deteriorated lead paint will be addressed by the VA for transfer to the extent possible. Note that certain concealed structural members or other components inherent to the building structure will remain, with any accessible deteriorated paint addressed via removal of loose, flaking, peeling paint, etc., and re-priming for future refinishing (reference attached Lead Work Plans for details, Attachment 5). As the buildings are not in condition of occupancy, HUD clearance standards for lead abatement will not be utilized. The VA will provide a final report upon completion and transfer, indicating the lead that has been removed, and any remaining lead left in the buildings is in good condition. Exterior components will be removed or addressed at the time of replacement, (i.e. doors, windows, roof-related items).

### **5.5.1 Building #1, LBP and Lead in Building Materials**

AMI conducted a lead survey of the building materials in October 2006 and an updated survey in April 2008. The surveys identified materials with lead or LBP which exceeded the 1.0 mg/cm<sup>2</sup> lead content in Building #1. The list of these materials was presented the 2006 and 2008 Survey Reports and submitted to the VA. The AMI lead survey sheets have been included in Attachment 5, and the 2006 and 2008 Survey Reports are included on the disc.

As a result of the interior demolition and cleaning, some materials identified in the original survey have been removed. Complete abatement of Building #1 has not been conducted. A summary table presenting the materials remaining with LBP has been attached.

#### VA Commitments:

The VA commits to the removal and/or abatement of deteriorated and accessible LBP exceeding the 1.0 mg/cm<sup>2</sup> from the building. A "Lead Abatement Plan" dated August 1, 2008 has been prepared by AMI. The VA will provide a final LBP inspection final report.

#### Restrictions:

After the VA commitments are completed, certain concealed or structural items with lead paint will remain in "good" condition, and primed for future refinishing. The City of Gulfport is advised to document and maintain the presence of such lead in the event of

future renovation/demolition activities. EPA and OSHA guidelines may apply to any future work.

Future Commitments:

Once the initial VA commitment is met, no additional commitment exists.

**5.5.2 Building #2, LBP and Lead in Building Materials**

AMI conducted a lead survey of the building materials in October 2006 and an updated survey in April 2008. The surveys identified materials with lead or LBP which exceeded the 1.0 mg/cm<sup>2</sup> lead content in Building #2. The list of these materials was presented the 2006 survey report and 2008 updated survey, and submitted to the VA. The AMI lead survey sheets have been included in Attachment 5, and the 2006 and 2008 Survey Reports are included on the disc.

As a result of the demolition of the north end of the building, the interior demolition and cleaning, some of the LBP materials identified in the original survey have been removed.

The AMI Lead Based Paint Survey – Update Table, TABLE TWO, indicates the LBP on building materials that remains.

VA Commitments:

The VA commits to the removal and/or abatement of deteriorated and accessible LBP exceeding the 1.0 mg/cm<sup>2</sup> from the building. A "Lead Abatement Plan" dated August 1, 2008 has been prepared by AMI. The VA will provide a final LBP inspection final report.

Restrictions:

After the VA commitments are completed, certain concealed or structural items with lead paint will remain in "good" condition, and primed for future refinishing. The City of Gulfport is advised to document and maintain the presence of such lead in the event of future renovation/demolition activities. EPA and OSHA guidelines may apply to any future work.

Future Commitments:

Once the initial VA commitment is met, no additional commitment exists.

**5.5.3 Building #3, LBP and Lead in Building Materials**

AMI conducted a lead survey of the building materials in October 2006 and an updated survey in April 2008. The surveys identified materials with lead or LBP which exceeded the 1.0 mg/cm<sup>2</sup> lead content in Building #3. The list of these materials was presented the 2006 and Survey Reports and submitted to the VA. The AMI lead survey sheets have been included in Attachment 5, and the 2006 and 2008 Survey Reports are included on the disc. A "Lead Abatement Plan" dated August 1, 2008 has been prepared by AMI.

As a result of the interior demolition and cleaning, lead based paint and lead containing building materials have been removed. Completed abatement of LBP in Building #3 has not been completed.

The AMI Lead Based Paint Survey – Update Table, TABLE TWO, indicates the LBP on building materials that remains.

VA Commitments:

The VA commits to the removal and/or abatement of deteriorated and accessible LBP exceeding the 1.0 mg/cm<sup>2</sup> from the building. A “Lead Abatement Plan” dated August 1, 2008 has been prepared by AMI. The VA will provide a final LBP inspection final report.

Restrictions:

After the VA commitments are completed, certain concealed or structural items with lead paint will remain in “good” condition, and primed for future refinishing. The City of Gulfport is advised to document and maintain the presence of such lead in the event of future renovation/demolition activities. EPA and OSHA guidelines may apply to any future work.

Future Commitments:

Once the initial VA commitment is met, no additional commitment exists.

**5.5.4 Building #4, LBP and Lead in Building Materials**

AMI conducted a lead survey of the building materials in October 2006 and an updated survey was conducted in April 2008. The surveys identified materials with lead or LBP which exceeded the 1.0 mg/cm<sup>2</sup> lead content in Building #4. The list of these materials was presented the 2006 and 2008 Survey Reports and submitted to the VA. The AMI lead survey sheets have been included in Attachment 5, and the 2006 and 2008 Survey Reports are included on the disc.

The AMI Lead Based Paint Survey – Update Table, TABLE TWO, indicates the LBP on building materials that remains.

VA Commitments:

The VA commits to the removal and/or abatement of deteriorated and accessible LBP exceeding the 1.0 mg/cm<sup>2</sup> from the building. A “Lead Abatement Plan” dated August 1, 2008 has been prepared by AMI. The VA will provide a final LBP inspection final report.

Restrictions:

After the VA commitments are completed, certain concealed or structural items with lead paint will remain in “good” condition, and primed for future refinishing. The City of Gulfport is advised to document and maintain the presence of such lead in the event of future renovation/demolition activities. EPA and OSHA guidelines may apply to any future work.

Future Commitments:

Once the initial VA commitment is met, no additional commitment exists.

**5.5.5 Building #5, LBP and Lead in Building Materials**

AMI conducted a lead survey of the building materials in October 2006 and an updated survey was conducted in April 2008. The survey identified materials with lead or LBP which exceeded the 1.0 mg/cm<sup>2</sup> lead content in Building #5. The list of these materials was presented the 2006 and 2008 Survey Reports and submitted to the VA. The AMI lead survey sheets have been included in Attachment 5, and the 2006 and 2008 Survey Reports are included on the disc.

The AMI Lead Based Paint Survey – Update Table, TABLE TWO, indicates the LBP on building materials that remains in Building #5.

VA Commitments:

The VA commits to the removal and/or abatement of deteriorated and accessible LBP exceeding the 1.0 mg/cm<sup>2</sup> from the building. A "Lead Abatement Plan" dated August 1, 2008 has been prepared by AMI. The VA will provide a final LBP inspection final report.

Restrictions:

After the VA commitments are completed, certain concealed or structural items with lead paint will remain in "good" condition, and primed for future refinishing. The City of Gulfport is advised to document and maintain the presence of such lead in the event of future renovation/demolition activities. EPA and OSHA guidelines may apply to any future work.

Future Commitments:

Once the initial VA commitment is met, no additional commitment exists.

**5.5.6 Building #41, LBP and Lead in Building Materials**

AMI conducted a lead survey of the building materials in October 2006 and an updated survey was conducted in April 2008. The survey identified materials with lead or LBP which exceeded the 1.0 mg/cm<sup>2</sup> lead content in Building #41. The list of these materials was presented the 2006 and 2008 Survey Reports and submitted to the VA. The AMI lead survey sheets have been included in Attachment 5, and the 2006 and 2008 Survey Reports are included on the disc.

The AMI Lead Based Paint Survey – Update Table, TABLE TWO, indicates the LBP on building materials that remains in Building #41.

VA Commitments:

The VA commits to the removal and/or abatement of deteriorated and accessible LBP exceeding the 1.0 mg/cm<sup>2</sup> from the building. A "Lead Abatement Plan" dated August 1, 2008 has been prepared by AMI. The VA will provide a final LBP inspection final report.

Restrictions:

After the VA commitments are completed, certain concealed or structural items with lead paint will remain in "good" condition, and primed for future refinishing. The City of Gulfport is advised to document and maintain the presence of such lead in the event of future renovation/demolition activities. EPA and OSHA guidelines may apply to any future work.

Future Commitments:

Once the initial VA commitment is met, no additional commitment exists.

**5.5.7 Building #57, LBP and Lead in Building Materials**

AMI conducted a lead survey of the building materials in October 2006 and an updated survey was conducted in April 2008. The survey identified materials with lead or LBP which exceeded the 1.0 mg/cm<sup>2</sup> lead content in Building #57. The list of these materials was presented the 2006 and 2008 Survey Reports and submitted to the VA. The AMI lead survey sheets have been included in Attachment 5, and the 2006 and 2008 Survey Reports are included on the disc.

As a result of the interior demolition and cleaning, some of the lead based paint and lead containing building materials have been removed. Completed abatement of LBP in Building #57 has not been completed.

The AMI Lead Based Paint Survey – Update Table, TABLE TWO, indicates the LBP on building materials that remains.

VA Commitments:

The VA commits to the removal and/or abatement of deteriorated and accessible LBP exceeding the 1.0 mg/cm<sup>2</sup> from the building. A "Lead Abatement Plan" dated August 1, 2008 has been prepared by AMI. The VA will provide a final LBP inspection final report.

Restrictions:

After the VA commitments are completed, certain concealed or structural items with lead paint will remain in "good" condition, and primed for future refinishing. The City of Gulfport is advised to document and maintain the presence of such lead in the event of future renovation/demolition activities. EPA and OSHA guidelines may apply to any future work.

Future Commitments:

Once the initial VA commitment is met, no additional commitment exists.

**5.5.8 Building #62, LBP and Lead in Building Materials**

AMI conducted a lead survey of the building materials in October 2006 and an updated survey was conducted in April 2008. The survey identified materials with lead or LBP which exceeded the 1.0 mg/cm<sup>2</sup> lead content in Building #62. The list of these materials was presented the 2006 and 2008 Survey Reports and submitted to the VA. The AMI



lead survey sheets have been included in Attachment 5, and the 2006 and 2008 Survey Reports are included on the disc.

As a result of the interior demolition and cleaning, some lead based paint and lead containing building materials have been removed. Completed abatement of LBP in Building #62 has not been completed. The AMI Lead Based Paint Survey – Update Table, TABLE TWO, indicates the LBP on building materials that remains.

VA Commitments:

The VA commits to the removal and/or abatement of deteriorated and accessible LBP exceeding the 1.0 mg/cm<sup>2</sup> from the building. A "Lead Abatement Plan" dated August 1, 2008 has been prepared by AMI. The VA will provide a final LBP inspection final report.

Restrictions:

After the VA commitments are completed, certain concealed or structural items with lead paint will remain in "good" condition, and primed for future refinishing. The City of Gulfport is advised to document and maintain the presence of such lead in the event of future renovation/demolition activities. EPA and OSHA guidelines may apply to any future work.

Future Commitments:

Once the initial VA commitment is met, no additional commitment exists.

**5.5.9 Building #63, LBP and Lead in Building Materials**

AMI conducted a lead survey of the Building #63 (Chapel) in October 2006. The survey identified materials with lead or LBP which exceeded the 1.0 mg/cm<sup>2</sup> lead content in Building #63. The list of these materials was presented the 2006 and 2008 Survey Reports and submitted to the VA. The AMI lead survey sheets have been included in Attachment 5, and the 2006 and 2008 Survey Reports are included on the disc.

The Chapel has been completely gutted and all building materials removed to the concrete and block walls, and timber framing, joists and trusses and as a result much of the LBP from the interior has been removed. The AMI Lead Based Paint Survey – Update Table, TABLE TWO, indicates the LBP on building materials that remains.

VA Commitments:

The VA commits to the removal and/or abatement of deteriorated and accessible LBP exceeding the 1.0 mg/cm<sup>2</sup> from the building. A "Lead Abatement Plan" dated August 1, 2008 has been prepared by AMI. The VA will provide a final LBP inspection final report.

Restrictions:

After the VA commitments are completed, certain concealed or structural items with lead paint will remain in "good" condition, and primed for future refinishing. The City of Gulfport is advised to document and maintain the presence of such lead in the event of future renovation/demolition activities. EPA and OSHA guidelines may apply to any future work.

Future Commitments:

Once the initial VA commitment is met, no additional commitment exists.

**5.5.10 Building #64, LBP and Lead in Building Materials**

AMI conducted a lead survey of the building materials in October 2006 and an updated survey was conducted in April 2008. The survey identified materials with lead or LBP which exceeded the 1.0 mg/cm<sup>2</sup> lead content in Building #64. The list of these materials was presented the 2006 and 2008 Survey Reports and submitted to the VA. The AMI lead survey sheets have been included in Attachment 5, and the 2006 and 2008 Survey Reports are included on the disc.

The AMI Lead Based Paint Survey – Update Table, TABLE TWO, indicates the LBP on building materials that remains.

VA Commitments:

The VA commits to the removal and/or abatement of deteriorating and accessible LBP exceeding the 1.0 mg/cm<sup>2</sup> from the building. A "Lead Abatement Plan" dated August 1, 2008 has been prepared by AMI. The VA will provide a final LBP inspection final report.

Restrictions:

After the VA commitments are completed, certain concealed or structural items with lead paint will remain in "good" condition, and primed for future refinishing. The City of Gulfport is advised to document and maintain the presence of such lead in the event of future renovation/demolition activities. EPA and OSHA guidelines may apply to any future work.

Future Commitments:

Once the initial VA commitment is met, no additional commitment exists.

**5.5.11 Lead in Soil**

The EPA and HUD guideline for unrestricted residential housing and child-occupied facilities recommends a lead concentration in bare soil not to exceed 400 mg/Kg (parts per million, ppm). The guideline for soils with a concentration of lead between 400 ppm and 5,000 ppm recommends interim controls to alleviate exposures such as vegetative cover, restricting access or cultivation to dilute the content.

OHC collected 20 soil samples in October 2007, in areas of concern near specific buildings, across the facility. The soil was analyzed for eight (8) RCRA metals which included lead. The analytical results from these samples were below the 400 ppm.

AMI collected 15 preliminary soil samples in October 2006, and 96 additional soil samples in April 2008, from around each building that is scheduled to be transferred. The soil samples were specifically analyzed for total lead by EPA Lead in Soil Method SW846 3050B and 7420. The analytical results indicated that several soil samples

around each building exceeded the 400 ppm concentration. The laboratory analysis sheets are presented in Attachment 5. The soil sample locations are illustrated in the attached figures.

The VA has proposed a soil remediation plan for around the buildings where lead in soil exceeded the 400 ppm concentration. The remediation includes over-excavating the soil from the building drip line and extending out approximately 5-feet, and digging up to 6" deep.

VA Commitments:

The VA commits to the proposed remediation of lead in soil and to the HUD concentration requirements. The VA will provide the documentation indicating completion of this remedial action.

Restrictions:

After the soil with lead concentrations above 400 ppm has been removed, there are no known restrictions as a result of this environmental condition.

Future Commitments:

Once the VA commitment is met, no additional commitment exists.

## 6.0 SOIL AND GROUNDWATER CONDITIONS

Soil and groundwater samples were collected in areas of the facility where hazardous materials were used. Samples were analyzed for volatile organics, semi-volatile organics including PAHs and diesel range organics (DROs), and eight (8) RCRA heavy metals. The areas of concern were located at the northeast section near the engineering shops and offices (Buildings #32), the north-central section at the engineering material storage (Building #45 and #117), and the northwest section near the boiler plant (Building #6 and #61). The impacted areas of concern are defined in the following sections.

### 6.1 Soil Conditions

OHC Environmental collected soil samples from across the site and found three areas of concern with semi-volatile organics including PAHs from October 2007 through April 2008. The soil samples from the areas at Building #32, Building #6 and #61, and Building #45 and #117 indicated levels of semi-volatiles above the MDEQ Brownfields Tier 1 TRGs for unrestricted use. OHC conducted delineation sampling of the impacted area in the subsequent sampling events. The OHC summary tables presenting the analytical data can be found in Attachment 8. At the bottom of the tables the MDEQ Brownfields TRGs for each specific chemical are shown. The MDEQ Brownfields TRGs can be found in Attachment 9.

Soil samples from the area of Building #32 indicated elevated levels of PAHs, benzo (a) pyrene, exceeded the TRGs.

Soil samples from the Building #6 and #61 area indicated concentrations of PAHs including chrysene, benzo (a) pyrene, benzo (b) fluoranthene, and dibenzo (a,h) anthracene exceeded the TRGs.

Soil samples from the area of Buildings #45 and #117 indicated concentrations of the PAH chemical benzo (a) pyrene exceeded the TRG.

In addition to the 20 soil samples analyzed for the eight (8) RCRA metals, which includes arsenic, 24 soil samples were collected in December 2007 and April 2008 and analyzed specifically for Arsenic at random locations across the facility. No apparent pattern of arsenic concentrations in soil could be determined based on the VA operations. The elevated arsenic levels were discussed with the MDEQ who indicated that elevated arsenic was common in the area. The MDEQ requested a statistical analysis to determine if the levels are greater than would be expected for arsenic in soil for the area and above the background levels. OHC has been contracted to provide the statistical analysis to the MDEQ.

VA Commitments:

The VA is committed to the remediation of the soil. The VA plans to over-excavate soil in areas with the elevated levels of PAHs at Buildings #32, #6 and #61, and #45 and #117. The soil will be removed from the site and properly disposed in a Subtitle D landfill. OHC has prepared contractor specifications to conduct the soil remediation. The VA will provide documentation the remedial action has been completed and subsequent soil sampling indicates concentrations of PAHs below the MDEQ Brownfields TRGs. The OHC Contractor Specifications can be found in Attachment 10.

Restrictions:

After the VA commitment is met, no known restrictions exist as a result of this environmental condition.

Future Commitments:

Once the VA commitment is met, no additional commitment exists.

## **6.2 Groundwater Conditions**

OHC collected groundwater samples from monitoring wells and probe borings installed during the environmental assessments from October 2007 through April 2008.

One (1) groundwater sample from a probe boring indicated to be impacted by semi-volatile and PAH (Benzo (a) pyrene) which exceeded the MDEQ Brownfields TRG from the area south of former Building #45 and #117.

VA Commitments:

The VA is committed to the reduction of the identified elevated PAH in the groundwater to below the MDEQ Brownfields TRG. The groundwater remediation plan includes the removal of the source material, over-excavation of the soil, and then resampling the groundwater. The VA will provide documentation indicating the remedial action has been completed. OHC has prepared Contractor Specifications for the soil removal and resampling of the groundwater, which can be found in Attachment 10.

Restrictions:

After the VA commitment is met, no known restrictions exist as a result of this environmental condition.

Future Commitments:

Once the VA commitment is met, no additional commitment exists.

## 7.0 CONCLUSIONS

The VA intends to transfer the VA in Gulfport, Mississippi to the City of Gulfport. This Final FOST Report was prepared for the south parcel, the portion of the property south of Railroad Street and north of East South Beach Boulevard. The Final FOST Report identified environmental conditions, the remediation/mitigation and abatement conducted or the commitment to complete the activities, and the final reports based on supporting documentation and an on-site visual inspection of the south parcel.

The future use of the property has not been revealed by the City of Gulfport to the VA. Therefore, the environmental remediation/mitigation goals applied were the MDEQ Brownfields Tier 1 Target Remediation Goals for Unrestricted Non-Residential use.

The Final FOST Report has adequately identified the environmental conditions on the property based on the current conditions, past use, and documentation available identifying environmental conditions. Upon completion of the VA commitments, and subject to the restrictions and future commitments identified in this Final FOST Report, the property does not pose a threat to human health or the environment. The VA property south parcel will be suitable for transfer after completion of the VA commitments of the environmental conditions identified in this Final FOST Report.

Concurred by:

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VA Authorized Representative Signature, Title

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VA Authorized Representative, Title (Print)

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